



## PLANNING & ZONING REPORT

### Zoning Board of Appeals Meeting of February 15, 2022

File # 005-22

**APPLICANT:** Attorney Marvin Keys for 2018DT Sandy Hollow, LLC

**LOCATION:** 1321 Sandy Hollow Road

**REQUESTED ACTION:** A Special Use Permit for an indoor residential self-storage in a C-3, General Commercial Zoning District.

**EXISTING USE:** Vacant Building

**PROPOSED USE:** Indoor self-storage

**DIMENSIONS:** See attached Exhibit D.                      **Acres:** 18.28

**ADJACENT ZONING AND LAND USES:**

NORTH:	R-1, C-3	Vacant restaurant, Thai Hut, Single-family residences
EAST:	C-3, I-1	Dairy Queen, Mobil, FleetPride
SOUTH:	I-3;	Greater Rockford Industrial Park
WEST:	C-3, I-1	Southgate Mini-mall, Lakeside International Trucks

**YEAR 2020 PLAN:** C                      Retail

**SOILS REPORT:** Report #: No soils report on file.

**HISTORY:** No relevant history in the immediate area.

**REVIEW COMMENTS:** The Applicant is requesting a Special Use Permit for an indoor residential self-storage in a C-3, General Commercial Zoning District. Exhibits B and C show that the subject property is surrounded by commercial, industrial and residential uses.

The Applicant, Attorney Marvin Keys representing 2018DT Sandy Hollow, LLC, is requesting a Special Use Permit for an indoor residential self-storage facility in a C-3, General Commercial Zoning District. Within the C-3 District, indoor self-storage is a Special Use Permit. For that reason, the Applicant has applied for the Special Use Permit.

The Applicant would like the opportunity to remodel the existing building into climate controlled residential self-storage. This is the former Kmart building. Approximately 50 percent of the building would be used for residential self-storage and the remainder would be available for retail uses.

Exhibit C is aerial view of the property. A site plan was not submitted with this request. Exhibit D is the interior floor plan. The total square footage of

the building is approximately 142,233 square feet. The goal is to occupy approximately 71,116 square feet with residential self-storage. The sizes of the units would vary from 5' by 5', 5' by 7', 5' by 10' and 10' by 10'. The first phase would start with 50,757 square feet.

Exhibit E is the service calls for the last two years. The dates range from January 25, 2020 to January 25, 2022. There were a total of 17 calls. The reported offenses range from Disorderly to Animal Complaint.

Staff wants to continue to support redevelopment and new development that has the potential to be a good destination and financial boost for the 11<sup>th</sup> Street and Sandy Hollow Corridor. The subject property is in need of improvements to the parking lot, storm water run-off and installation of landscaping. It is vital that a quality redevelopment occur here as this site is highly visible at this interchange location. This is a true gateway to our city and first impressions are essential and have a lasting impact. The Applicant is working with the City on a redevelopment agreement to revitalize the subject property.

**RECOMMENDATION:** Staff recommends APPROVAL of a Special Use Permit for an indoor residential self-storage in a C-3, General Commercial Zoning District, with the following conditions:

1. Must meet all applicable Building and Fire codes.
2. All nonconforming freestanding signs must be removed from the property by June 1, 2022.
3. All new signage must meet current code.
4. Facade improvements must be submitted for Staff review and approval.
5. Submittal of a landscape plan for Staff's review and approval.
6. Submittal of a dumpster enclosure permit, if necessary, including type of materials, location and site plan.
7. If additional services are to be provided as a part of the storage facility, a modification of the Special Use Permit will be required.
8. Outdoor storage is prohibited.
9. Must complete all improvements per the redevelopment agreement.

See attached findings of fact.

SC: BM 02/08/2022

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR**  
**AN INDOOR RESIDENTIAL SELF-STORAGE**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT**  
**LOCATED AT 1321 SANDY HOLLOW ROAD**

**APPROVAL** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to and endanger the public health, safety, morals, comfort and general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the C-3 district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the C-3 District in which it is located.

**SAWYER**

**8TH**

**COLLINS**

**9TH**

**BILDAHL**

**ROOSEVELT**

**LAHEY**

**SANDY HOLLOW**

**ELECTRIC**

**ASCHE**

**US HWY 20**

**US HWY 20**

**Exhibit A**  
**1321 Sandy Hollow Road**  
**SUP**  
**#005-22**

R1

C2

I1

C3

C1

N

[illegible][illegible]

SAWYER

8TH

COLLINS

9TH

BILDAHL

ROOSEVELT

10TH

LAHEY

SANDY HOLLOW

ELECTRIC

ASCHE

US HWY 20

US HWY 20

Exhibit A  
1321 Sandy Hollow Road  
SUP  
#005-22

SAWYER

8TH

COLLINS

9TH

BILDAHL

ROOSEVELT

10TH

LAHEY

SANDY HOLLOW

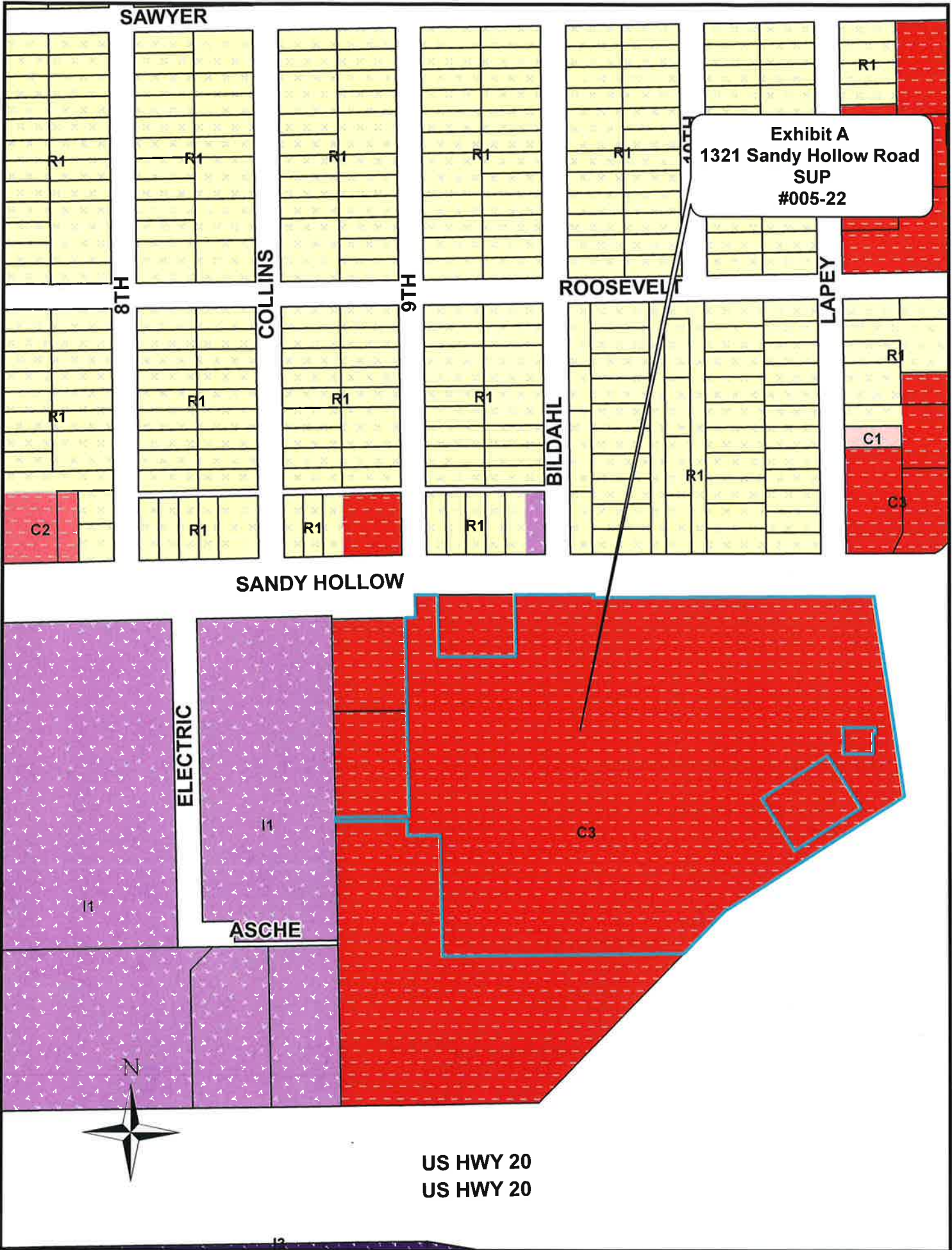
ELECTRIC

ASCHE

US HWY 20

US HWY 20

Exhibit A  
1321 Sandy Hollow Road  
SUP  
#005-22



SAWYER

8TH

COLLINS

9TH

BILDAHL

ROOSEVELT

10TH

LAHEY

SANDY HOLLOW

ELECTRIC

ASCHE

US HWY 20

US HWY 20

Exhibit A  
1321 Sandy Hollow Road  
SUP  
#005-22



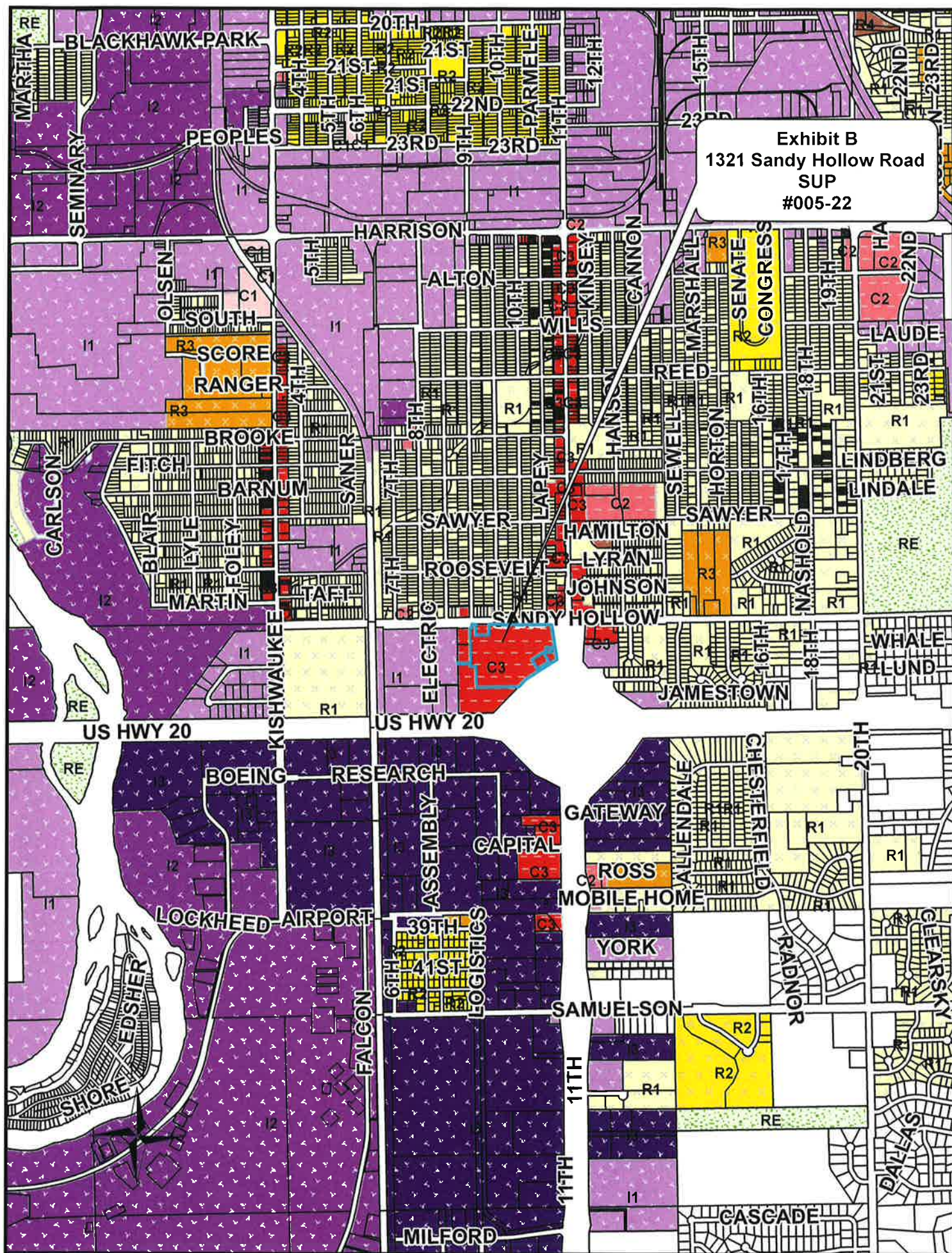


Exhibit B  
1321 Sandy Hollow Road  
SUP  
#005-22





Exhibit C  
1321 Sandy Hollow Road  
SUP  
#005-22

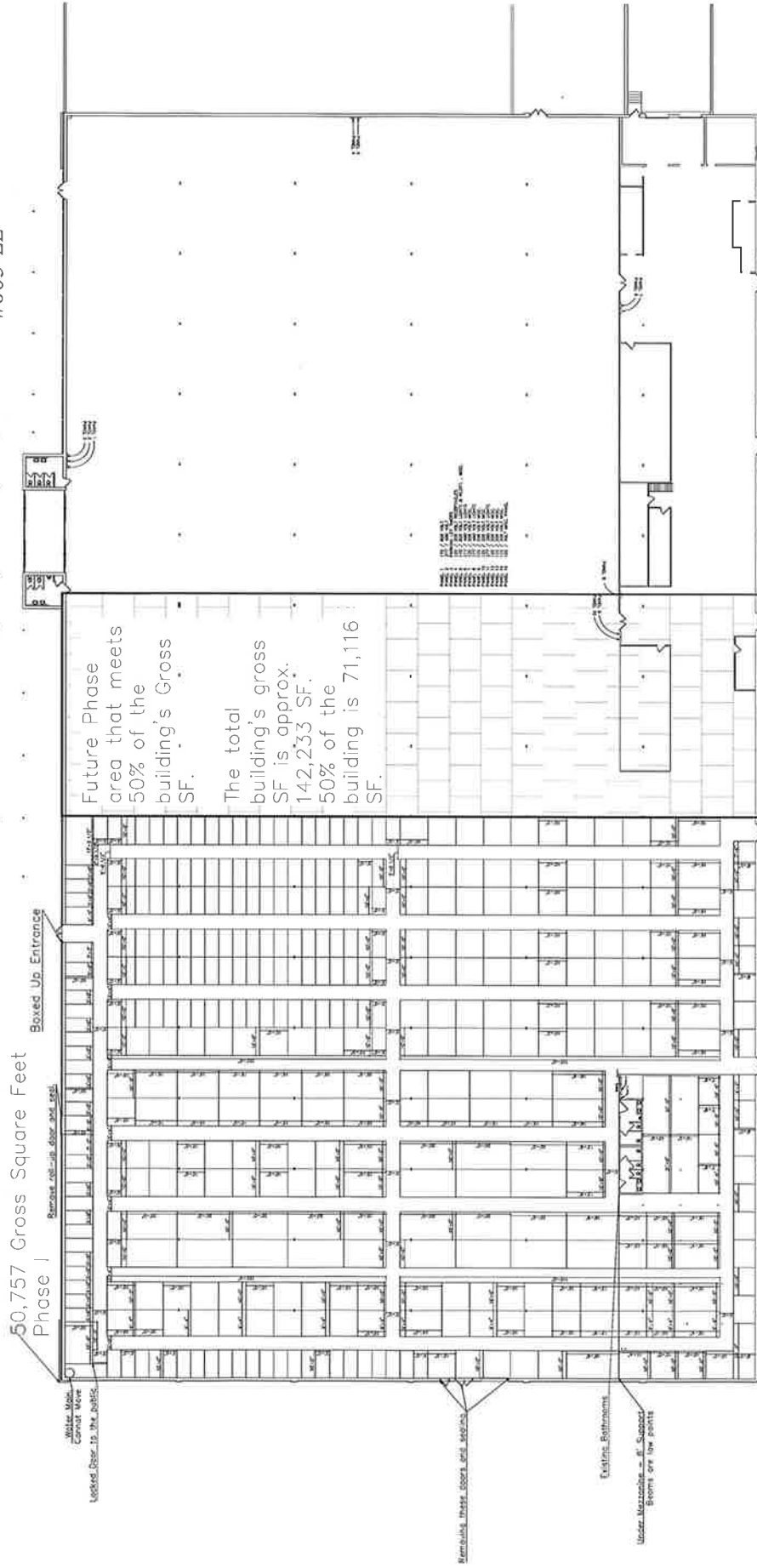
# Sandy Hollow Boxed Up Climate Controlled Self Storage

1321 Sandy Hollow Rd, Rockford, IL 61109



December 15, 2021

Exhibit D  
1321 Sandy Hollow Road  
SUP  
#005-22





Call Number	Event Date	Location	Situation Reported
21-278000	2021-12-28T22:39:44	1321 Sandy Hollow Rd	DISORDERLY
21-266589	2021-12-11T21:45:05	1321 Sandy Hollow Rd	SUSPICIOUS PERSON
21-256739	2021-11-28T15:42:58	1321 Sandy Hollow Rd	SUSPICIOUS VEHICLE
21-207828	2021-09-24T12:12:59	1321 Sandy Hollow Rd	MISCELLANEOUS ROUTINE
21-192665	2021-09-05T22:04:09	1321 Sandy Hollow Rd	PUBLIC COMPLAINT PRIORITY
21-192652	2021-09-05T21:45:42	1321 Sandy Hollow Rd	MISCELLANEOUS ROUTINE
21-169427	2021-08-08T13:28:49	1321 Sandy Hollow Rd	ACCIDENT HIT AND RUN
21-104496	2021-05-23T08:20:25	1321 Sandy Hollow Rd	WELFARE CHECK
21-085543	2021-04-29T22:51:55	1321 Sandy Hollow Rd	TRAFFIC STOP
21-081466	2021-04-24T21:23:42	1321 Sandy Hollow Rd	911 DUPLICATE CALL
21-081405	2021-04-24T20:13:22	1321 Sandy Hollow Rd	DISORDERLY
21-037671	2021-02-24T11:29:56	1321 Sandy Hollow Rd	PRISONER TRANSPORT
21-035009	2021-02-20T12:50:00	1321 Sandy Hollow Rd	MED ASSIST - OVERDOSE
21-033997	2021-02-19T07:01:24	1321 SANDY HOLLOW RD	ACCIDENT PROPERTY DAMAGE
20-103911	2020-12-31T13:40:10	1321 SANDY HOLLOW RD	SUSPICIOUS INCIDENT
20-070517	2020-11-12T13:15:27	1321 Sandy Hollow Rd	JUVENILE PROBLEM
20-031497	2020-09-20T19:49:53	1321 Sandy Hollow Rd	ANIMAL COMPLAINT

Exhibit E  
1321 Sandy Hollow Road  
SUP  
#005-22